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City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-07-103
Date Filed: 9-11-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1845-1895 Piedmont Road, N.E.**, be changed from R-4 (Single family Residential) District and the C-2 (Commercial Service) District to the MRC-2 (Mixed Residential Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 50, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION (TRACTS 1 THRU 6; BASED ON SURVEY BY VALENTINO)

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All that tract or parcel of land lying and being in Land Lot 50 of the 17th Land District, City of Atlanta, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated as Tracts 1 thru 6 on a plat of survey prepared by Valentino and Associates, Inc., (Job #27066; Drawing #27066), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described as follows:

BEGINNING at a 1/2"iron pin set on the easterly right-of-way line of Piedmont Road (r/w varies), said 1/2"iron pin set being located approximately 203.69 feet north of the northerly right-of-way line of Rock Springs Road, as measured along said easterly right-of-way line of Piedmont Road;

THENCE proceeding along said easterly right-of-way line of Piedmont Road North 27 degrees 37 minutes 38 seconds East for a distance of 627.79 feet to a 1/2"iron pin set at the intersection of said easterly right-of-way line of Piedmont Road and the proposed/conceded southerly right-of-way line of Cheshire Bridge Road;

THENCE departing said easterly right-of-way line of Piedmont Road and proceeding along said proposed/conceded southerly right-of-way line of Cheshire Bridge Road North 62 degrees 35 minutes 24 seconds East for a distance of 110.55 feet to a nail set at the base of a 1"open-top pipe found;

THENCE departing said proposed/conceded southerly right-of-way line of Cheshire Bridge Road South 39 degrees 34 minutes 33 seconds East for a distance of 94.04 feet to a 1/2"iron pin set;

THENCE South 51 degrees 37 minutes 13 seconds East for a distance of 238.01 feet to a 1/2"iron pin set;

THENCE North 38 degrees 22 minutes 47 seconds East for a distance of 20.00 feet to a 3/4"solid iron pin found;

THENCE South 51 degrees 11 minutes 49 seconds East for a distance of 69.88 feet to a 3/4"open-top pipe found;

THENCE South 31 degrees 30 minutes 45 seconds West for a distance of 103.63 feet to a 1/2"rebar found;

THENCE South 41 degrees 49 minutes 36 seconds West for a distance of 64.85 feet to a 1/2"rebar found;

THENCE North 51 degrees 48 minutes 07 seconds West for a distance of 8.61 feet to a 1/2"rebar found;

THENCE South 29 degrees 18 minutes 20 seconds West for a distance of 11.68 feet to a 3/4"open-top pipe found;

THENCE South 29 degrees 08 minutes 45 seconds West for a distance of 62.40 feet to a 1/2"rebar found;

THENCE South 29 degrees 11 minutes 44 seconds West for a distance of 69.64 feet to a 3/4"open-top pipe found;

THENCE North 51 degrees 00 minutes 57 seconds West for a distance of 64.82 feet to a 3/4"open-top pipe found;

THENCE South 27 degrees 10 minutes 44 seconds West for a distance of 109.57 feet to a 1/2"rebar found;

THENCE South 50 degrees 53 minutes 03 seconds East for a distance of 199.12 feet to a 3/4"crimp-top pipe found 0.23 feet inside the northwesterly right-of-way line of Windermere Drive (apparent 50' r/w);

THENCE departing said northwesterly right-of-way line of Windermere Drive North 63 degrees 06 minutes 18 seconds West for a distance of 219.52 feet to a 1/2"rebar found;

THENCE South 27 degrees 30 minutes 35 seconds West for a distance of 55.00 feet to a 1/2"iron pin set;

THENCE South 27 degrees 30 minutes 35 seconds West for a distance of 135.08 feet to a 3/4"open-top pipe found;

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THENCE South 28 degrees 08 minutes 10 seconds West for a distance of 5.04 feet to a 1/2"iron pin found;

THENCE North 62 degrees 31 minutes 48 seconds West for a distance of 334.13 feet to a 1/2"iron pin set on the easterly right-of-way line of Piedmont Road, said 1/2"iron pin set being the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said tract or parcel of land contains 6.072 acres or 264,467 square feet.

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